

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.27 Tax Map & Parcel # (TMP): 113.011 & 113.092
 Submittal Date: 12.22.20 Time: 3:41 am/pm Received by: Unjoke (staff initials)
 Fees Assessed: Waived Paid: N/A Commission District: 3
 Planning Commission Meeting Date: February 14, 2021
 Board of Commissioners Meeting Date: February 18, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson County
 Address: 25 Justice Way Dawsonville, GA 30534
 Phone: Listed 706-344-3004 Email: Business jkinley@dawson
 Unlisted _____ Personal county.org
 Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____/have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____/disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: D53, LLC
 Street Address of Property being rezoned: Lumpkin Campground Rd. W + Hwy 53 EAO+
 Rezoning from: C-HB to: C-HB + RME Total acreage being rezoned: 25.34
 Directions to Property (if no address): Hwy 53 E to Lumpkin Campground Rd. left onto Lumpkin Campground Rd. W. Property on the immediate Right.

Subdivision Name (if applicable): NIA Lot(s) #: 120

Current Use of Property: Vacant

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA _____

***Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:

Does the plan lie within the Georgia 400 Corridor? yes (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RMF South C-HB East C-DI + C-HB West C-HB + C-IR

Future Land Use Map Designation: C-HB

Access to the development will be provided from:

Road Name: Lumpkin Campground Rd. Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF + CHB Special Use Permit for: _____

Proposed Use: develop 120 unit townhome community w/ commercial component

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 120 Minimum Lot Size: _____ (acres) No. of Units: 120

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: yes; if yes, what? pool & cabana

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION


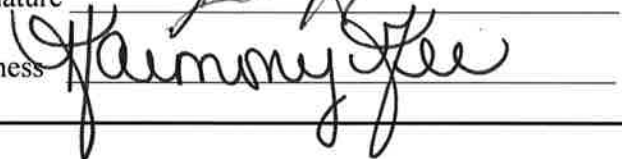
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature  Date 12/22/2020
Witness  Date 12.22.2020

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

ZA 20-87

TMP#: 113.011 + 113.092

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP _____	1. <u>See attached spreadsheet</u>	_____
TMP _____	2. _____	_____
TMP _____	3. _____	_____
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- X I am a United States citizen.
- _____ I am a legal permanent resident of the United States. (FOR NON-CITIZENS)
- _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

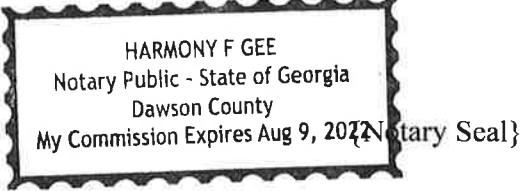
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)
12.22-2020
Signature of Applicant _____ Date _____
Jameson Kinley
Printed Name _____ Name of Business _____

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 22 DAY OF December, 2020
Harmony F GEE Notary Public
My Commission Expires: August 9, 2022



PROPERTY OWNER AUTHORIZATION

I/we, D53, LLC Dawson Co. obo, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

113-011 + 113-098

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Jameson Kinley
Signature of applicant or agent: [Signature] Date: 12.22.2020

Printed Name of Owner(s): D53, LLC

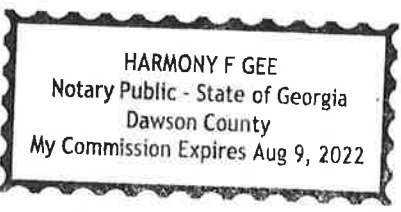
Signature of Owner(s): _____ Date: _____

Mailing address: 4705 Hamilton Mill Rd. Ste. 300

City, State, Zip: Buford, GA 30518

Telephone Number: _____
Listed _____
Unlisted _____

Sworn and subscribed before me
this 22 day of December, 2020.
[Signature]
Notary Public
My Commission Expires: August 9, 2022



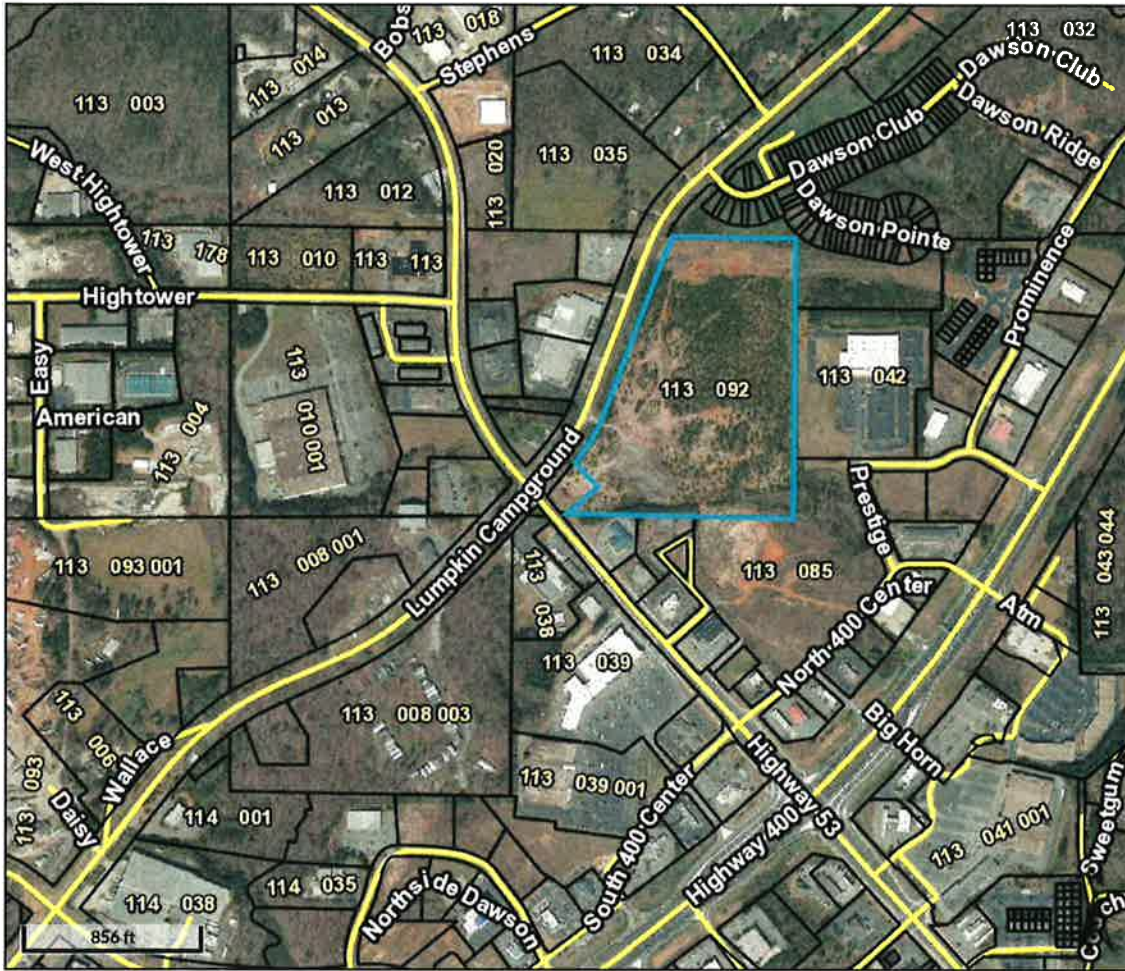
{Notary Seal}

(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]



Overview



Legend

 Parcels

Parcel ID: 113 092
Alt ID: 8271
Owner: D53 LLC
Acres: 25.07
Assessed Value: \$1504200

Date created: 12/22/2020
Last Data Uploaded: 12/22/2020 12:35:10 AM

Developed by  **Schneider**
GEOSPATIAL



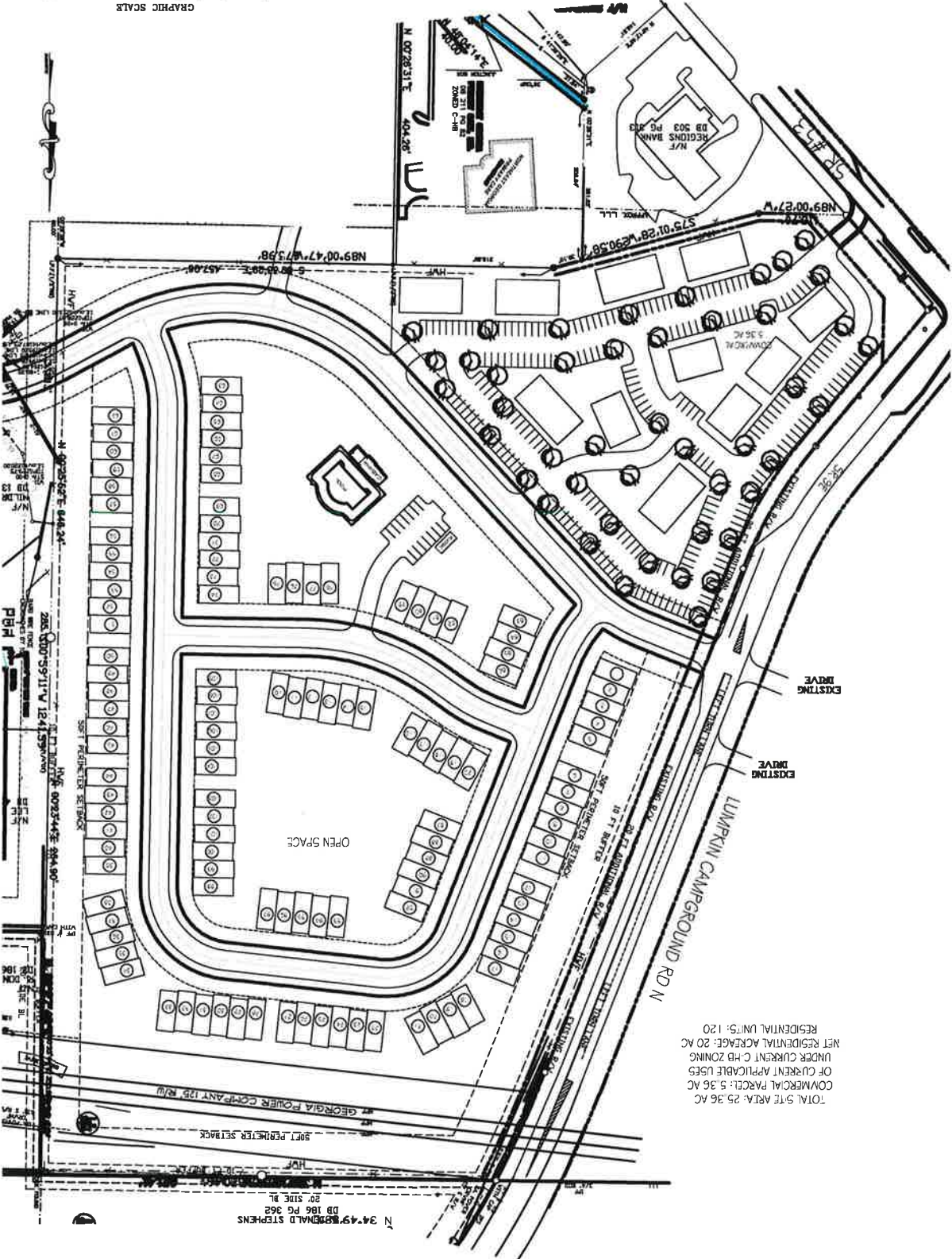
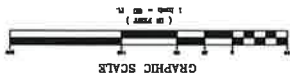
DAWSONVILLE
EXHIBIT "A"

RIDGELINE
LAND PLANNING, INC.
2000 RICHMOND ROAD, SUITE 100
DALLAS, TEXAS 75241
PHONE: (214) 343-1111
WWW.RIDGELINELANDPLANNING.COM

CONCEPTUAL
MASTER
PLAN

DATE	11/10/2020
NO. REVISION	
NO. SHEET	1
TOTAL SHEETS	1
DATE	
JOB NUMBER	

C-3



TOTAL SITE AREA: 25.36 AC
 COMMERCIAL PARCEL: 5.36 AC
 OF CURRENT APPLICABLE USES
 UNDER CURRENT C-HB ZONING
 NET RESIDENTIAL ACREAGE: 20 AC
 RESIDENTIAL UNITS: 120

Site Plan

N 34°49'30" E 120.00 FT TO CORNER OF SECTION 16, T12N, R10E, DB 186 PG 362
 SPT PERMETER SERVICE
 HPT

GEORGIA POWER COMPANY 138 KV
 SPT PERMETER SERVICE
 HPT

OPEN SPACE

EXISTING DRIVE

EXISTING DRIVE

LUMPKIN CAMPGROUND RD N

20 FT. WIDE DRIVEWAY

10 FT. WIDE DRIVEWAY

10 FT. WIDE DRIVEWAY

10 FT. WIDE DRIVEWAY

10 FT. WIDE DRIVEWAY

10 FT. WIDE DRIVEWAY

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{
Notary Public Seal
}



DAWSON COUNTY BOARD OF COMMISSIONERS Planning and Development

January 25, 2021

Letter of Intent:

Dawson County has agreed to initiate a rezoning of Tax Map Parcels 113-011 & 113-092 from C-HB (Commercial Highway Business) to C-HB (Commercial Highway Business) & RMF (Residential Multi-Family) with the following stipulations and site plan.

Stipulations:

1. The Development shall be constructed substantially in compliance with the Site Plan attached as "Exhibit A".
2. Owner shall construct a left-turn lane from the end of the existing turn lane at SR 53 along the property frontage to the northernmost property line of this development prior to the issuance of the first Certificate of Occupancy for the Residential Development.
3. The road connecting Lumpkin Campground Rd. to Prestige Lane shall be constructed, completed, and open for passage prior to the issuance of the first Certificate of Occupancy for the Residential Development, and shall be built to County Standards. This road shall be dedicated to Dawson County no sooner than at the completion of the "vertical" construction of the Commercial Development.
4. Development as a "Pad Ready" Site of the 5.36 +/- acre Commercial Development (the "Commercial Development") shown on the Site Plan shall be commenced and proceed simultaneously and continuously with the commencement of the development of the 20 +/- acre Residential Development (the "Residential Development") shown on the Site Plan and must be completed as a Pad Ready Site at or before the issuance of 60 Certificates of Occupancy for the Residential Development. For purposes of this Stipulation, "Pad Ready" shall mean completion of grading to flat and immediate availability of water and sewer connections.
5. Upon the issuance of 60 Certificates of Occupancy for the Residential Development, actual "vertical" construction must commence on the Commercial Development before any additional Certificates of Occupancy will be issued for Residential Development.
6. Owner shall dedicate an additional 20' of right-of-way along the entire frontage of Lumpkin Campground Rd. and SR 53 prior to the issuance of the first Certificate of Occupancy.

Planning

Zoning

Code Enforcement

GIS

Building Permits
and
Inspections

Business Licenses

Alcohol Licenses

Soil Erosion